

**PROVIDENCE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR MEETING: Thursday, June 26, 2014; 5:00 p.m.**

---

**PHA Conference Room**

**100 Broad Street**

**Providence, RI 02903**

---

**CALL TO ORDER**

Chairman Nicolas Retsinas called the meeting to order at 5:01 p.m.

**ROLL CALL**

**Present:**

Nicolas Retsinas  
Thomas Ryan  
Dolores Cascella  
Roger Giraud  
Nicholas Narducci  
Ricardo Patino  
JT Taylor

**Absent:**

John Iglizzi  
Kevin Jackson  
Hilary Silver  
Dorothy Waters

Seven members were present constituting a quorum to conduct business.

**APPROVAL OF MINUTES**

Chairman Retsinas asked for a motion to accept and approve the regular meeting minutes of 05/22/14. The motion was made by Commissioner Patino, seconded by Commissioner Cascella. The minutes were approved with a unanimous voice vote.

**RESIDENT'S COMMENTS**

None

**Chairman's Report**

Chairman Retsinas opened the meeting reporting that Marvin Carmody, Director of Facilities Management, will be retiring as of July 4, 2014. The Chairman commended Marv on his wisdom, knowledge, and excellent service to the PHA, and asked everyone to join him in thanking Marv with his substantial contributions. The Chairman asked the Executive Director, Paul Tavares to say a few words. Director Tavares expressed his gratitude of Marv's commitment to the PHA and presented him with a plaque for his years of dedication and service.

**EXECUTIVE DIRECTOR'S REPORT**

Director Tavares addressed security concerns of the residents and commissioners. A meeting was held with Management, Security Staff, Community Organizations, and the Providence Police Department to see how we could improve our security. After the meeting, it was decided to increase the annual budget by approximately \$250,000 for security related personnel, which includes support of the Providence Police through the Public Housing Unit. The Chief of Police has committed two additional individuals and we will be increasing security for the high-rises. In addition, we have applied for a \$250,000 security grant through HUD for additional surveillance cameras in both the high-rises and family units. We are working with the boys and girls club to increase youth activities and summer camp scholarships. We are also working on strengthening our partnerships with organizations such as Institute for Non-Violence. We are exploring sources of funding for the Police Youth Initiative program to expand and continue the program.

The Director stated that we are taking the concerns very seriously, but we do not have an immediate cure-all. However, we recognize that we need to contribute to help keeping our

residents safe. We will have regular meetings with our security staff at all developments to have communication with the tenants about the importance of not letting everyone in the building and locking the doors behind them.

Chairman Retsinas introduced Jack Costa, Director of Security to give his observations of the security issues. Jack feels that everyone at the PHA needs to follow security measures and not only rely on the security department in order for the system to work.

Commissioner Narducci commented the security cameras need to be manned, and questioned why we are not noticing the shootings in our developments. Commissioner Narducci will be meeting with the Chief of Police and Lieutenant and will report to the Director with more information. Jack Costa stated cameras are manned and viewed 24 hours a day and invited the Commissioners to his office to see how the system works.

### **COMMITTEE REPORTS:**

- Budget and Finance: (Comm. Giraud)
- Resident Services: (Comm. Silver)
- Capital Improvements: (Comm. Cascella)
- Executive Committee: (Chair Retsinas)

**Budget & Finance:** Commissioner Giraud stated the income still exceeds expenses. The Finance Committee interviewed audit firms and as authorized by the board, they have selected the firm of McGladery, a National Accounting Firm with headquarters in Boston. Commissioner Giraud stated the PHA signed a three-year contract with McGladery with the first year fee of \$69,000 to conduct the audit, whereas the 2013 audit cost was \$118,000.

Secondly, Commissioner Giraud stated the major item is the proposed FY2015 Budget. After a detailed presentation, the finance committee will share its opinion on what is being presented.

The Chairman thanked the finance committee and stated that this is the first time in 30 years the auditors have been replaced.

**Resident Services:** Sorrel Devine, Director of Resident Services stated the Commissioners could view the information in their packets.

**Capital Improvements:** Commissioner Cascella noted bids are going out for A&E services to convert one unit at Dominica to a handi-cap accessible unit. A bid package is going out to replace and repair steps at Chad Brown and Admiral Terrace. A contract has been awarded to replace the roof at 33-35 Hollis Street and another contract was awarded for authority wide asbestos abatement.

Chairman Retsinas asked Marv, for the last time, for any additional input. Marv commented that the major projects being worked on are the transformers, generators and the sprinkler system.

### **RESOLUTIONS**

#4226 Approval of Providence Housing Authority's FY2015 Operating Budget

### **OLD BUSINESS**

None

### **NEW BUSINESS**

Director Tavares introduced Linda Poole, Director of Finance who in turn introduced Doug Walker, Associate Director of Finance and Robert Previte, Section 8 Accountant to give their presentation of the FY2015 Budget. Director Tavares gave a summary of the FY2015 Budget. He stated the projected budget we will have a \$250,000 surplus from the overall operations. This amount is less than the \$1,000,000.00 budget surplus that we normally have as a projected

budget. The primary factor of the difference is an issue called OPEB 'Other Post Employment Benefits'. Under new accounting procedures, we have to calculate what could be the projected costs for retirees and start setting money aside on a regular basis. The number this year is \$702,000, which is in the budget. He wanted to point out that we have a \$19,000,000 reserve, which is adequate to satisfy HUD's needs and leaves us comfortable with the operation of the housing authority.

Linda Poole presented the breakdown of the budget along with a slide presentation. Doug Walker presented the three-year comparison of budgets. Bob presented the highlights of the Section 8 portion of the budget. On July 1st HUD will assume custody of our net restricted assets on housing assistance payments that will be available for drawdown for HAP going forward. Administrative fees are pro-rated 75% to last year's 69.5%. Fees will increase by approximately \$200,000 over calendar year 2013 allotment.

Chairman Retsinas asked Commissioner Giraud, Chairman of the Finance Committee, for a motion to approve FY2015 Budget. Chairman Retsinas accepted the motion from the Finance Committee Chairman to approve the resolution.

Director Tavares interjected he feels the most significant number of concern would be the OPEB amount of \$700,000. This amount will take work with our employees through the union contracts because it is something that can be addressed in future years. If not, we will see that number growing every year. He is also concerned with the sewer bill fees.

Chairman Retsinas asked for a motion to approve resolution #4226, FY2015 Budget, a roll call vote was taken. Said motion was unanimously passed 7/0.

#### **ADJOURNMENT**

There being no further business, Chairman Retsinas accepted a motion to adjourn from Commissioner Narducci, seconded by Commissioner Cascella. Said motion passed with a unanimous voice vote.

The meeting adjourned at 6:01 p.m.

#### **Minutes Submitted and Approved By:**

---

Lisa Cancelliere  
Recording Secretary

---

Paul Tavares  
Interim Executive Director